090.0	0005	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	564,600	/	564,600
USE VALUE:	564,600	/	564,600
ASSESSED:	564,600	/	564,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NOLAN MARCIA
Owner 2:	
Owner 3:	
Street 1:	55 CRAWFORD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1090 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4467.000	176,800		387,800	564,600
Total Card	0.103	176,800		387,800	564,600
Total Parcel	0.103	176,800		387,800	564,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 517.98 | /Parcel: 517.98

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 58029

GIS Ref

GIS Ref

Insp Date 11/07/18

!7338!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	176,800	0	4,467.	387,800	564,600		Year end	12/23/2021
2021	101	FV	170,300	0	4,467.	387,800	558,100		Year End Roll	12/10/2020
2020	101	FV	170,300	0	4,467.	387,800	558,100	558,100	Year End Roll	12/18/2019
2019	101	FV	156,400	0	4,467.	393,300	549,700	549,700	Year End Roll	1/3/2019
2018	101	FV	156,400	0	4,467.	293,600	450,000	450,000	Year End Roll	12/20/2017
2017	101	FV	156,400	0	4,467.	265,900	422,300	422,300	Year End Roll	1/3/2017
2016	101	FV	156,400	0	4,467.	254,800	411,200	411,200	Year End	1/4/2016
2015	101	FV	155,600	0	4,467.	216,100	371,700	371,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:24:35

LAST REV

Date	Time
05/07/19	13:37:01
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7338

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12693-134		8/30/1974		30,800	No	No	N	

USER DEFINED

Prior Id # 1:	58029
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Meas/Inspect	163	PATRIOT
3/2/2000	Inspected	276	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
8/2/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4467		Sq. Ft.	Site		0	70.	1.24	5									387,808						387,800	

Total AC/HA:	0.10255	Total SF/SM:	4467	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	387,808	Spl Credit		Total:	387,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	133.650
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256253
Depreciation:	79439
Depreciated Total:	176815

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	1	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

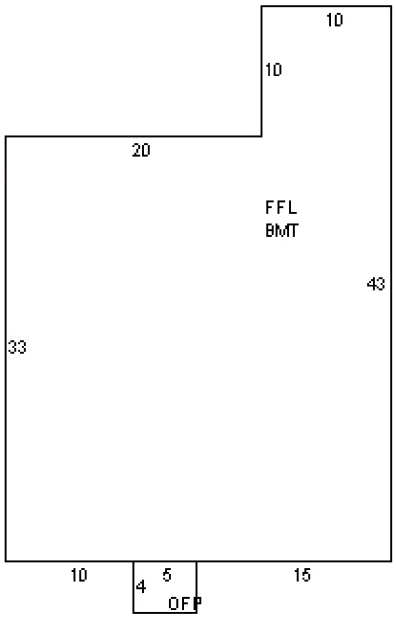
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	133.65
Special Features:	0	Val/Su Net:	80.36
Final Total:	176800	Val/Su SzAd	162.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,090	40.100	43,704
FFL	First Floor	1,090	133.650	145,679
OFP	Open Porch	20	43.560	871

Net Sketched Area:	2,200	Total:	190,254
Size Ad	1090	Gross Area	2200	FinArea	1090
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

090.0-0005-0001.A

IMAGE

AssessPro Patriot Properties, Inc